

MBTA COMMUNITIES

ZONING FOR MULTIFAMILY HOUSING IN ARLINGTON



& Affordable Housing

Will there be Affordable Housing requirements under the proposal?

Arlington currently requires 15% (one in six) affordable units in developments of six dwelling units or more, priced for 60% of the area median income. The proposed zoning will maintain this requirement. Arlington must provide an economic feasibility analysis to the State showing that a variety of multi-family housing types can be feasibly developed under these requirements. The Department of Planning and Community Development has contracted for the necessary feasibility analysis showing that our current 15% rate is economically viable, and we expect that our 15% inclusionary zone will be acceptable to the State.

In addition to the requirements, the proposal provides incentives for additional affordable housing along Mass Ave and Broadway. A fifth story of residences can be built if 22.5% of the entire building is affordable. On Mass Ave only, a sixth story can be built if 25% of the building is affordable units.

Will the MBTA Communities (MBTA-C) proposal create affordable housing?

Any housing built under the proposal with six or more units will be required to provide 15% affordable units. Under the proposal we expect there to be opportunities to build housing with six or more units, so it is likely that affordable housing will be produced. Additionally, the proposal includes an affordable housing bonus on Mass Ave and Broadway which allows additional height in return for additional affordable units.

What is the Affordable Housing bonus?

In addition to the 15% requirement, the proposal provides incentives for additional affordable housing along Mass Ave and Broadway. A fifth story of residences can be built if 22.5% of the entire building is affordable. On Mass Ave only, a sixth story can be built if 25% of the building is affordable units.

What does "Affordable" Mean?

One way to consider whether housing is affordable is by looking at how much of a household's income is consumed by housing costs. Generally, a family that pays more than 30% of their income for housing is considered "housing cost burdened."

In keeping with our current zoning in Arlington, affordable housing under the proposal will be priced to be affordable to a household at 60% of Area Median Income for rentals, and 70% of median income for homeownership. "Affordable" is defined as paying 30% of income for housing costs. According to income limits set by the Department of Housing and Urban Development, 60% of the Boston-Cambridge-Quincy, MA-NH Area median income is \$62,340 for a household of one and \$80,160 for a household of three.



For more information about the MBTA Communities process, visit
tinyurl.com/MBTACommunitiesArlington